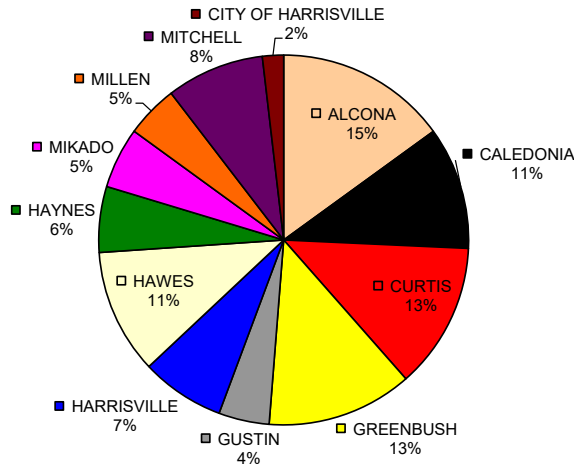


TOWNSHIP	REAL PARCELS	PERSONAL PARCELS	EXEMPT PARCELS	TAXABLE PARCELS	TAX BILLS	TOTAL PARCELS
ALCONA	2,778	37	94	2,815	2,783	2,909
CALEDONIA	1,985	80	46	2,065	2,006	2,111
CURTIS	2,367	56	97	2,423	2,364	2,520
GREENBUSH	2,359	64	73	2,423	2,374	2,496
GUSTIN	819	76	66	895	841	961
HARRISVILLE	1,355	66	36	1,421	1,354	1,457
HAWES	2,021	55	58	2,076	2,027	2,134
HAYNES	1,065	23	19	1,088	1,067	1,107
MIKADO	988	44	82	1,032	997	1,114
MILLEN	847	21	84	868	843	952
MITCHELL	1,586	43	83	1,629	1,600	1,712
CITY OF HARRISVILLE	342	59	47	401	354	448
COUNTY TOTAL	18,512	624	785	19,136	18,610	19,921

VILLAGE OF LINCOLN	REAL PARCELS	PERSONAL PARCELS	EXEMPT PARCELS	TAXABLE PARCELS	TAX BILLS	TOTAL PARCELS
GUSTIN	137	53	38	190	155	228
HAWES	168	15	15	183	172	198
VILLAGE TOTAL	305	68	53	373	327	426

COUNTY PARCEL COUNT BY TWP



ALCONA COUNTY

2020

EQUALIZATION REPORT

Prepared by:

*TROY SOMERS
Equalization Director*



2020 Equalization Motion

We hereby certify that the assessment rolls of the townships and city have been examined, and we find the rolls relatively equal as equalized.

We the Alcona County Board of Commissioners move to equalize the valuations of taxable property, by class in said County, for the year of 2020 in compliance with Sections 209.5 and 211.34 MCL of 1948 as amended, and in accordance with the assessment certificates.

**THE HONORABLE MEMBERS OF THE BOARD OF
COMMISSIONERS COUNTY OF ALCONA, MICHIGAN**

HEREBY CERTIFY THAT THE ASSESSMENT ROLLS
OF THE TOWNSHIPS AND CITY HAVE BEEN EXAMINED,
AND WE FIND THE ROLLS RELATIVELY EQUAL AS EQUALIZED.

WE RECOMMEND THAT THE VALUATIONS BE EQUALIZED ON
TAXABLE PROPERTY, BY CLASS, IN ALCONA COUNTY, FOR
THE YEAR 2020 IN COMPLIANCE WITH SECTIONS 209.5 AND
211.34 MCL OF 1948 AS AMENDED, AND IN ACCORDANCE WITH
THE ASSESSMENT CERTIFICATES.

CRAIG JOHNSTON
ALCONA COUNTY CHAIRPERSON OF
THE BOARD OF COMMISSIONERS

TROY M SOMERS
EQUALIZATION DIRECTOR

Alcona County Board of Commissioners

District 1
Daniel Gauthier

District 3
Carolyn Brummund

District 2
Craig Johnston

District 4
Adam Brege

District 5
Gary Wnuk

Department of Equalization

Troy M. Somers, Director
Erin Mahalak, Senior Appraiser
Lauren Desonia, Office Manager/Appraiser

ASSESSING OFFICERS OF ALCONA COUNTY "2019"

ALCONA	SARAH GOHL
CALEDONIA	GARRY BOULDRY
CURTIS	TAMMY FALL
GREENBUSH	NANCY SCHWICKERT
GUSTIN	THEODORE SOMERS
HARRISVILLE	RANDY THOMPSON
HAWES	RANDY THOMPSON
HAYNES	BECKY SCHROEDER
MIKADO	NANCY SCHWICKERT
MILLEN	RANDY THOMPSON
MITCHELL	RANDY THOMPSON
CITY OF HARRISVILLE	RANDY THOMPSON

AGRICULTURAL

RECOMMENDED EQUALIZED VALUE BY CLASS

UNIT	2020 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	1,277,900	49.76%	1.00000	1,277,900	\$2,568,270
CALEDONIA	4,879,200	49.83%	1.00000	4,879,200	\$9,792,540
CURTIS	3,437,600	49.96%	1.00000	3,437,600	\$6,880,189
GREENBUSH	1,035,900	49.73%	1.00000	1,035,900	\$2,083,050
GUSTIN	5,668,100	49.89%	1.00000	5,668,100	\$11,360,398
HARRISVILLE	7,991,400	49.98%	1.00000	7,991,400	\$15,989,897
HAWES	2,119,700	49.97%	1.00000	2,119,700	\$4,242,325
HAYNES	2,670,400	49.83%	1.00000	2,670,400	\$5,359,355
MIKADO	3,604,400	49.81%	1.00000	3,604,400	\$7,236,215
MILLEN	1,826,000	49.98%	1.00000	1,826,000	\$3,653,415
MITCHELL	2,154,400	49.78%	1.00000	2,154,400	\$4,327,836
CITY OF HARRISVILLE	N/A	0.00%	1.00000	N/A	N/A
COUNTY TOTAL	36,665,000	49.89%		36,665,000	\$73,496,739

COMMERCIAL

RECOMMENDED EQUALIZED VALUE BY CLASS

UNIT	2020 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	2,374,800	49.65%	1.00000	2,374,800	4,783,084
CALEDONIA	3,376,400	49.41%	1.00000	3,376,400	6,833,803
CURTIS	1,853,100	49.33%	1.00000	1,853,100	3,756,311
GREENBUSH	5,245,200	49.73%	1.00000	5,245,200	10,546,964
GUSTIN	3,743,100	49.92%	1.00000	3,743,100	7,498,308
HARRISVILLE	4,670,300	49.99%	1.00000	4,670,300	9,342,626
HAWES	2,159,300	49.97%	1.00000	2,159,300	4,321,429
HAYNES	243,500	49.87%	1.00000	243,500	488,257
MIKADO	551,000	49.57%	1.00000	551,000	1,111,540
MILLEN	412,900	49.32%	1.00000	412,900	837,219
MITCHELL	611,100	49.93%	1.00000	611,100	1,223,853
CITY OF HARRISVILLE	3,703,500	50.00%	1.00000	3,703,500	7,407,008
COUNTY TOTAL	28,944,200	49.75%		28,944,200	58,174,434

INDUSTRIAL

RECOMMENDED EQUALIZED VALUE BY CLASS

UNIT	2020 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	110,900	49.27%	1.00000	110,900	225,072
CALEDONIA	1,376,800	49.90%	1.00000	1,376,800	2,759,354
CURTIS	2,690,500	49.98%	1.00000	2,690,500	5,383,153
GREENBUSH	673,800	49.60%	1.00000	673,800	1,358,359
GUSTIN	5,307,700	49.18%	1.00000	5,307,700	10,792,733
HARRISVILLE	457,500	50.00%	1.00000	457,500	914,949
HAWES	218,400	49.99%	1.00000	218,400	436,899
HAYNES	N/A	0.00%	1.00000	N/A	N/A
MIKADO	N/A	0.00%	1.00000	N/A	N/A
MILLEN	N/A	0.00%	1.00000	N/A	N/A
MITCHELL	34,400	49.95%	1.00000	34,400	68,874
CITY OF HARRISVILLE	349,600	49.99%	1.00000	349,600	699,345
COUNTY TOTAL	11,219,600	49.56%		11,219,600	22,640,124

RESIDENTIAL

RECOMMENDED EQUALIZED VALUE BY CLASS

UNIT	2020 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	106,467,200	49.94%	1.00000	106,467,200	213,170,534
CALEDONIA	118,430,800	49.79%	1.00000	118,430,800	237,852,574
CURTIS	54,463,200	49.59%	1.00000	54,463,200	109,816,040
GREENBUSH	104,694,100	49.84%	1.00000	104,694,100	210,043,978
GUSTIN	22,251,400	49.35%	1.00000	22,251,400	45,092,507
HARRISVILLE	65,518,500	49.40%	1.00000	65,518,500	132,627,960
HAWES	76,140,400	50.00%	1.00000	76,140,400	152,289,426
HAYNES	60,000,200	49.80%	1.00000	60,000,200	120,489,774
MIKADO	28,875,200	49.89%	1.00000	28,875,200	57,875,805
MILLEN	27,599,000	49.90%	1.00000	27,599,000	55,312,376
MITCHELL	72,930,200	49.51%	1.00000	72,930,200	147,300,881
CITY of HARRISVILLE	13,996,700	50.00%	1.00000	13,996,700	27,991,766
COUNTY TOTAL	\$751,366,900	49.76%		\$751,366,900	\$1,509,894,421

RESIDENTIAL

AVERAGE TRUE CASH VALUE OF ALL RESIDENTIAL CLASS PARCELS IN ALCONA COUNTY

TOWNSHIP	TRUE CASH VALUE	PARCEL COUNT	AVERAGE TRUE CASH VALUE	TAXABLE VALUE	AVERAGE TAXABLE VALUE
ALCONA	213,170,534	2,737	77,885	98,778,023	36,090
CALEDONIA	237,852,574	1,844	128,987	103,395,703	56,071
CURTIS	109,816,040	2,268	48,420	51,545,170	22,727
GREENBUSH	210,043,978	2,275	92,327	93,327,463	41,023
GUSTIN	45,092,507	643	70,128	19,958,550	31,040
HARRISVILLE	132,627,960	1,171	113,260	59,483,334	50,797
HAWES	152,289,426	1,950	78,097	69,894,182	35,843
HAYNES	120,489,774	1,011	119,179	51,514,459	50,954
MIKADO	57,875,805	916	63,183	25,384,141	27,712
MILLEN	55,312,376	808	68,456	22,774,961	28,187
MITCHELL	147,300,881	1,537	95,837	62,135,675	40,427
CITY of HARRISVILLE	27,991,766	281	99,615	12,649,285	45,015
COUNTY TOTAL	\$1,436,185,671	17,441	\$82,345	\$670,840,946	\$38,463

PERSONAL PROPERTY

RECOMMENDED EQUALIZED VALUE BY CLASS

UNIT	2020 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	3,996,600	50.00%	1.00000	3,996,600	7,993,200
CALEDONIA	6,300,700	50.00%	1.00000	6,300,700	12,601,400
CURTIS	5,652,300	50.00%	1.00000	5,652,300	11,304,600
GREENBUSH	2,187,000	50.00%	1.00000	2,187,000	4,374,000
GUSTIN	4,689,100	50.00%	1.00000	4,689,100	9,378,200
HARRISVILLE	3,391,700	50.00%	1.00000	3,391,700	6,783,400
HAWES	3,016,300	50.00%	1.00000	3,016,300	6,032,600
HAYNES	1,534,300	50.00%	1.00000	1,534,300	3,068,600
MIKADO	1,757,500	50.00%	1.00000	1,757,500	3,515,000
MILLEN	931,500	50.00%	1.00000	931,500	1,863,000
MITCHELL	3,546,300	50.00%	1.00000	3,546,300	7,092,600
CITY of HARRISVILLE	735,400	50.00%	1.00000	735,400	1,470,800
COUNTY TOTAL	37,738,700	50.00%		37,738,700	75,477,400

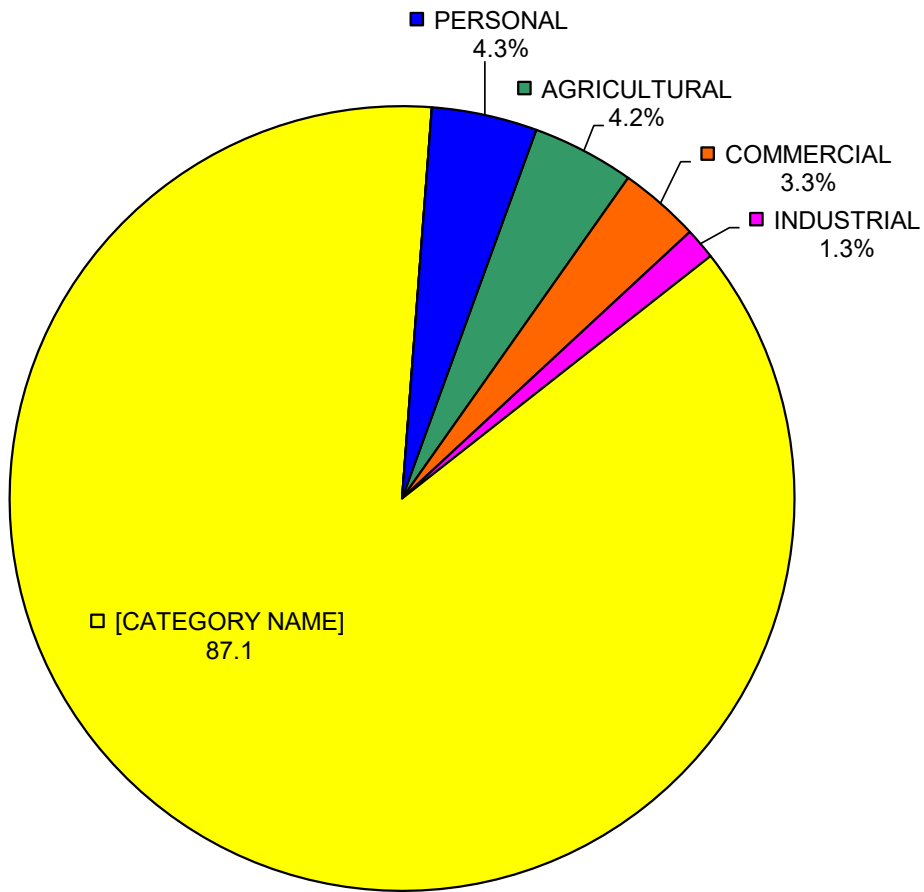
ALCONA COUNTY

DETERMINATION OF PERCENT OF CHANGE BETWEEN RECOMMENDED COUNTY

EQUALIZED VALUES AND LAST YEAR'S STATE EQUALIZED VALUES

	2019	2020	% OF CHANGE	PERCENT OF COUNTY TOTAL 2019	PERCENT OF COUNTY TOTAL 2020
REAL PROPERTY	791,207,700	828,195,700	4.67%	95.39%	95.64%
PERSONAL PROPERTY	38,232,100	37,738,700	-1.29%	4.61%	4.36%
COUNTY TOTAL	829,439,800	865,934,400	4.40%	100.00%	100.00%
AGRICULTURAL	37,977,000	36,665,000	-3.45%	4.58%	4.23%
COMMERCIAL	27,408,900	28,944,200	5.60%	3.30%	3.34%
INDUSTRIAL	11,450,900	11,219,600	-2.02%	1.38%	1.30%
RESIDENTIAL	714,370,900	754,366,900	5.60%	86.13%	87.12%
TIMBER CUTOVER	N/A	N/A	N/A	N/A	N/A
DEVELOPMENTAL	N/A	N/A	N/A	N/A	N/A
PERSONAL	38,232,100	37,738,700	-1.29%	4.61%	4.36%

PERCENTAGE OF COUNTY BY CLASS

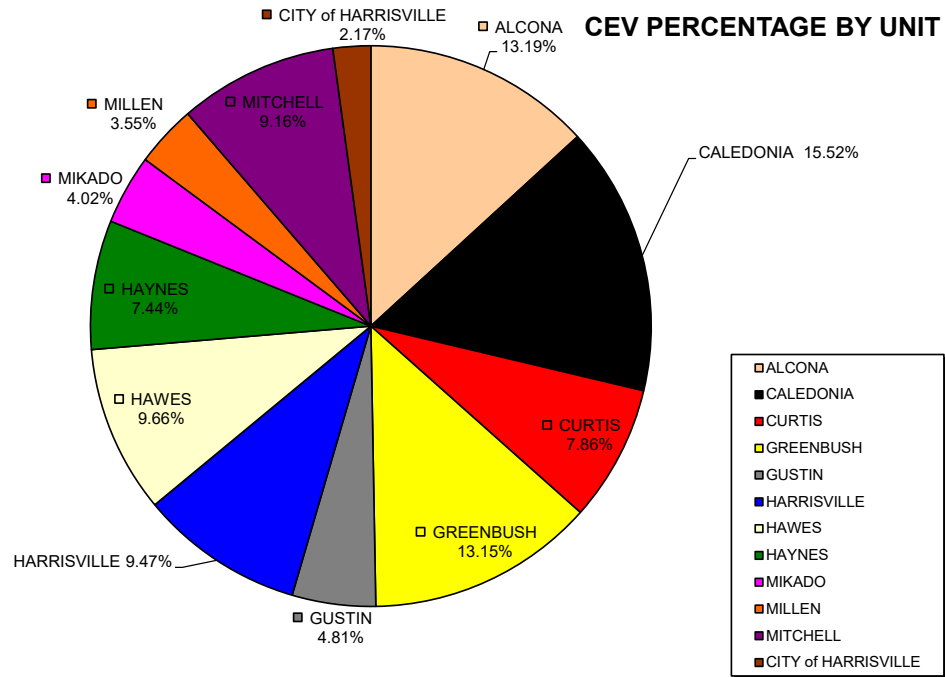
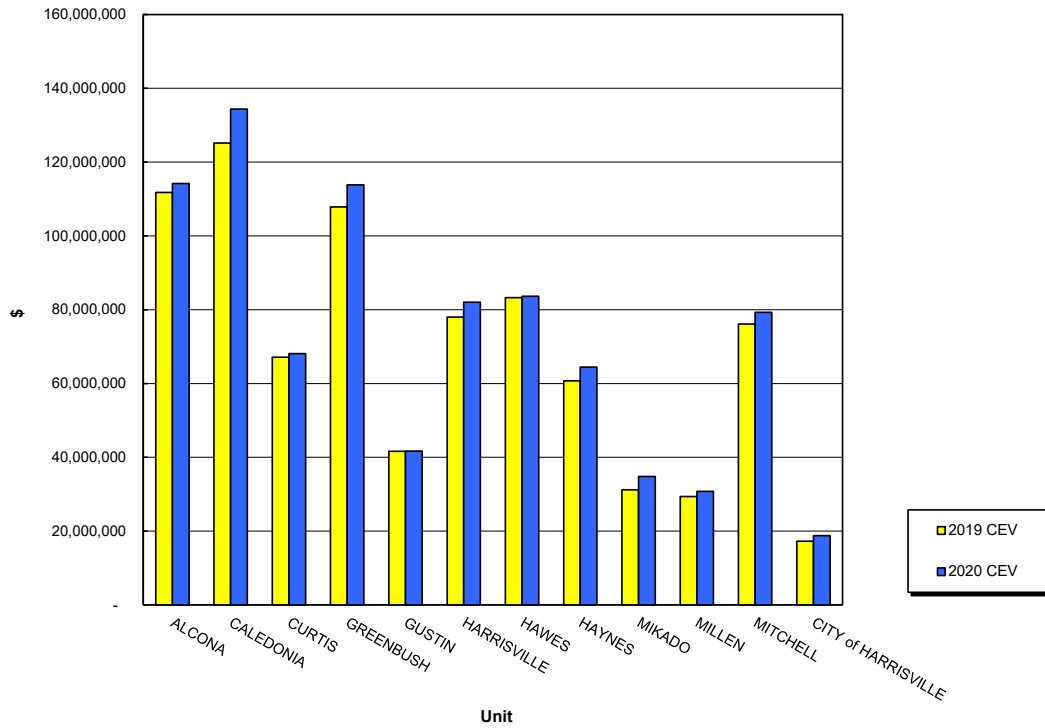


ALCONA COUNTY

EQUALIZED VALUE CHANGE "2019" TO "2020"

UNIT	2019 C.E.V.	PERCENT OF CHANGE	2020 C.E.V.
ALCONA	111,762,800	2.21%	114,227,400
CALEDONIA	125,156,400	7.36%	134,363,900
CURTIS	67,105,800	1.48%	68,096,700
GREENBUSH	107,868,200	5.53%	113,836,000
GUSTIN	41,654,200	0.01%	41,659,400
HARRISVILLE	77,982,800	5.19%	82,029,400
HAWES	83,290,200	0.44%	83,654,100
HAYNES	60,732,800	6.12%	64,448,400
MIKADO	31,172,300	11.60%	34,788,100
MILLEN	29,348,000	4.84%	30,769,400
MITCHELL	76,089,200	4.19%	79,276,400
CITY of HARRISVILLE	17,277,100	8.73%	18,785,200
COUNTY TOTAL	829,439,800	4.40%	865,934,400

EQUALIZED VALUE CHANGE 2019 TO 2020

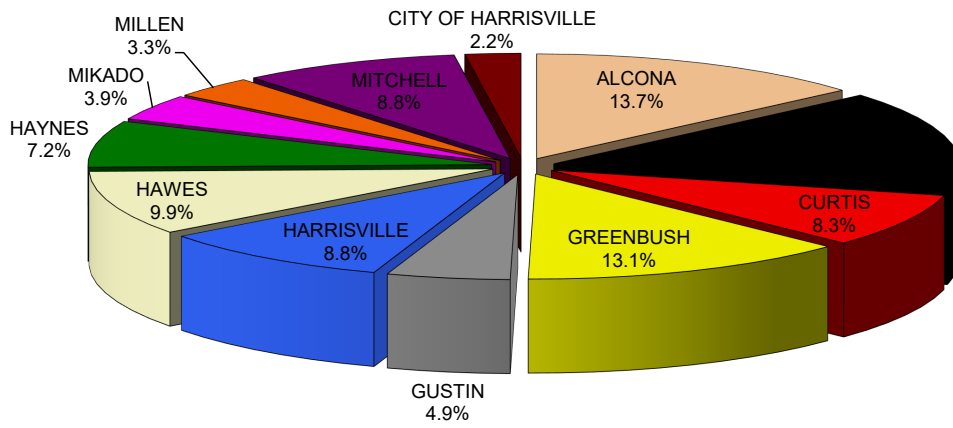


ALCONA COUNTY

2020 C.E.V. AND TENTATIVE TAXABLE VALUE PER UNIT

UNIT	2020 C.E.V.	2020 TENTATIVE TAXABLE VALUE	DIFFERENCE
ALCONA	114,227,400	106,177,524	92.95%
CALEDONIA	134,363,900	118,131,441	87.92%
CURTIS	68,096,700	64,343,586	94.49%
GREENBUSH	113,836,000	101,970,389	89.58%
GUSTIN	41,659,400	38,257,171	91.83%
HARRISVILLE	82,029,400	73,772,744	89.93%
HAWES	83,654,100	76,797,314	91.80%
HAYNES	64,448,400	55,543,383	86.18%
MIKADO	34,788,100	30,629,379	88.05%
MILLEN	30,769,400	25,681,129	83.46%
MITCHELL	79,276,400	68,052,249	85.84%
CITY OF HARRISVILLE	18,785,200	17,307,344	92.13%
COUNTY TOTAL	865,934,400	\$776,663,653	89.69%
% Increase over last year			
% Decrease over last year	-1.009%	-1.006%	

PERCENTAGE BY TOWNSHIP TAXABLE VALUE



ALCONA COUNTY

2019 TAXABLE VALUE COMPARED TO 2020 TAXABLE VALUE

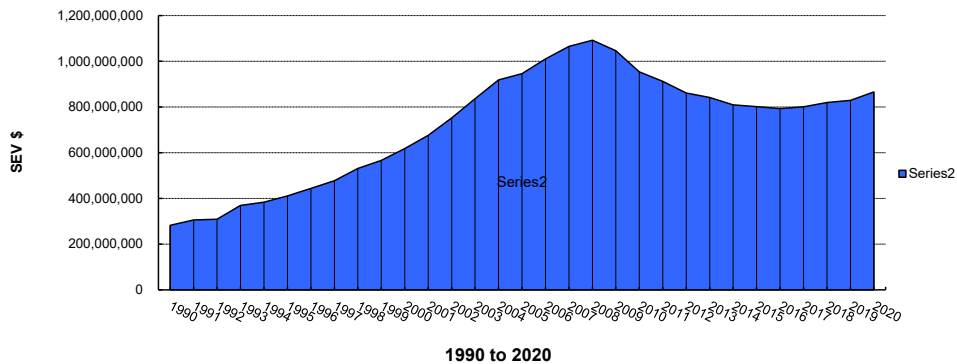
	2019 TAXABLE VALUE	2020 TENTATIVE TAXABLE VALUE	% CHANGE
ALCONA	103,474,423	106,177,524	2.61%
CALEDONIA	117,003,825	118,131,441	0.96%
CURTIS	63,151,025	64,343,586	1.89%
GREENBUSH	99,325,194	101,970,389	2.66%
GUSTIN	37,852,140	38,257,171	1.07%
HARRISVILLE	71,138,255	73,772,744	3.70%
HAWES	75,583,140	76,797,314	1.61%
HAYNES	53,962,380	55,543,383	2.93%
MIKADO	29,752,702	30,629,379	2.95%
MILLEN	24,834,430	25,681,129	3.41%
MITCHELL	67,098,038	68,052,249	1.42%
CITY of HARRISVILLE	16,497,498	17,307,344	4.91%
TAXABLE CHANGE	759,673,050	776,663,653	2.24%

ALCONA COUNTY

EQUALIZED VALUE CHANGE 1990 TO 2020

YEAR	STATE EQUALIZED VALUE	PERCENT OF CHANGE
1990	282,182,983	
1991	306,090,182	8.47%
1992	309,405,900	1.08%
1993	369,613,792	19.46%
1994	383,920,086	3.87%
1995	411,386,792	7.15%
1996	443,722,157	7.86%
1997	477,761,351	7.67%
1998	531,262,613	11.20%
1999	566,423,989	6.62%
2000	617,876,433	9.08%
2001	675,870,054	9.39%
2002	752,292,494	11.31%
2003	835,861,388	11.11%
2004	918,789,467	9.92%
2005	946,034,324	2.97%
2006	1,010,506,899	6.82%
2007	1,065,283,800	5.42%
2008	1,092,172,972	2.52%
2009	1,046,408,400	-4.19%
2010	953,608,789	-8.87%
2011	912,319,178	-4.33%
2012	861,070,100	-5.62%
2013	841,377,700	-2.29%
2014	809,157,500	-3.83%
2015	801,827,300	-0.91%
2016	793,314,700	-1.06%
2017	801,206,900	0.99%
2018	819,404,500	2.27%
2019	829,439,800	1.22%
2020	865,934,400	4.40%

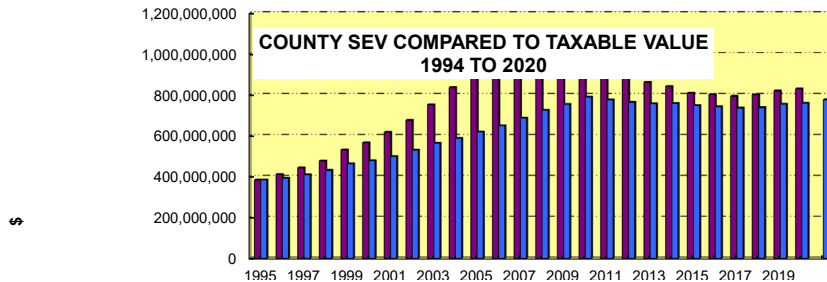
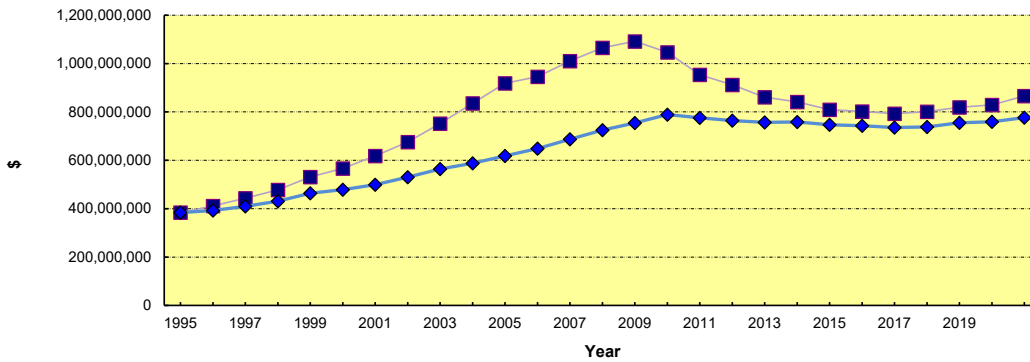
**ALCONA COUNTY
GROWTH CHART**



**ALCONA COUNTY
SEV to TAXABLE VALUE**

<u>Year</u>	<u>SEV</u>	<u>SEV %</u>	<u>Taxable</u>	<u>T V %</u>
1994	383,920,086		383,920,086	
1995	411,386,792	7.15%	392,644,091	2.27%
1996	443,722,157	7.86%	409,823,233	4.38%
1997	477,761,351	7.67%	431,340,130	5.25%
1998	531,262,613	11.20%	463,853,403	7.54%
1999	566,423,989	6.62%	478,932,265	3.25%
2000	617,876,433	9.08%	499,238,511	4.24%
2001	675,870,054	9.39%	530,335,947	6.23%
2002	752,292,494	11.31%	564,256,303	6.40%
2003	835,861,388	11.11%	587,890,165	4.19%
2004	918,789,467	9.92%	618,563,922	5.22%
2005	946,034,324	2.97%	648,837,601	4.89%
2006	1,010,506,899	6.82%	687,301,740	5.93%
2007	1,065,283,800	5.42%	725,131,678	5.50%
2008	1,092,172,972	2.52%	754,428,597	4.04%
2009	1,046,408,400	-4.19%	789,183,253	4.61%
2010	953,608,789	-8.87%	776,047,857	-1.66%
2011	912,319,178	-4.33%	764,073,098	-1.54%
2012	861,070,100	-5.62%	756,697,995	-0.97%
2013	841,377,700	-2.29%	758,426,124	0.23%
2014	809,157,500	-3.83%	747,342,710	-1.46%
2015	801,827,300	-0.91%	742,912,153	-0.59%
2016	793,314,700	-1.06%	735,967,064	-0.93%
2017	801,206,900	0.99%	737,873,652	0.26%
2018	819,404,500	2.27%	754,999,635	2.32%
2019	829,439,800	1.22%	759,673,050	0.62%
2020	865,934,400	4.40%	776,663,653	2.24%

**COUNTY SEV COMPARED TO TAXABLE VALUE
1994 TO 2020**



Real Property Exempted from the Ad Valorem Tax Roll

Act 513 PILT DNR Roll

4/28/20

UNIT	2020 STC ASSIGNED VALUE	STC RATIO	STC FACTOR	STC TRUE CASH VALUE	TAXABLE VALUE
ALCONA (8)	\$6,671,900	50.00%	1.00000	\$13,343,800	\$2,227,551
CALEDONIA (2)	\$377,400	50.00%	1.00000	\$754,800	\$227,170
HARRISVILLE (5)	\$274,200	50.00%	1.00000	\$548,400	\$154,596
HAWES (4)	\$1,112,700	50.00%	1.00000	\$2,225,400	\$331,062
CITY OF HARRISVILLE (4)	\$912,600	50.00%	1.00000	\$1,825,200	\$664,931
COUNTY TOTAL	\$9,348,800	50.00%		\$18,697,600	\$3,605,310

Commercial Forest Reserve Act

UNIT 2017-2021	2020 ACERAGE TOTAL	# OF PARCELS	DNR SPECIFIC TAX ESTIMATE	
GREENBUSH	40.53	1	\$1.30 Per Acre	
HARRISVILLE	119.25	2	\$1.30 Per Acre	
COUNTY TOTAL	159.78		\$207.71	Estimated 2020 Tax

Industrial Facilities Tax

UNIT	2020 Assessed Value	RATIO	FACTOR	TRUE CASH VALUE	TAXABLE VALUE
CURTIS (1)	0	50.00%	1.0000		\$0
GREENBUSH (1)	180,100	50.00%	1.0000	\$360,200	\$180,100

ALCONA COUNTY

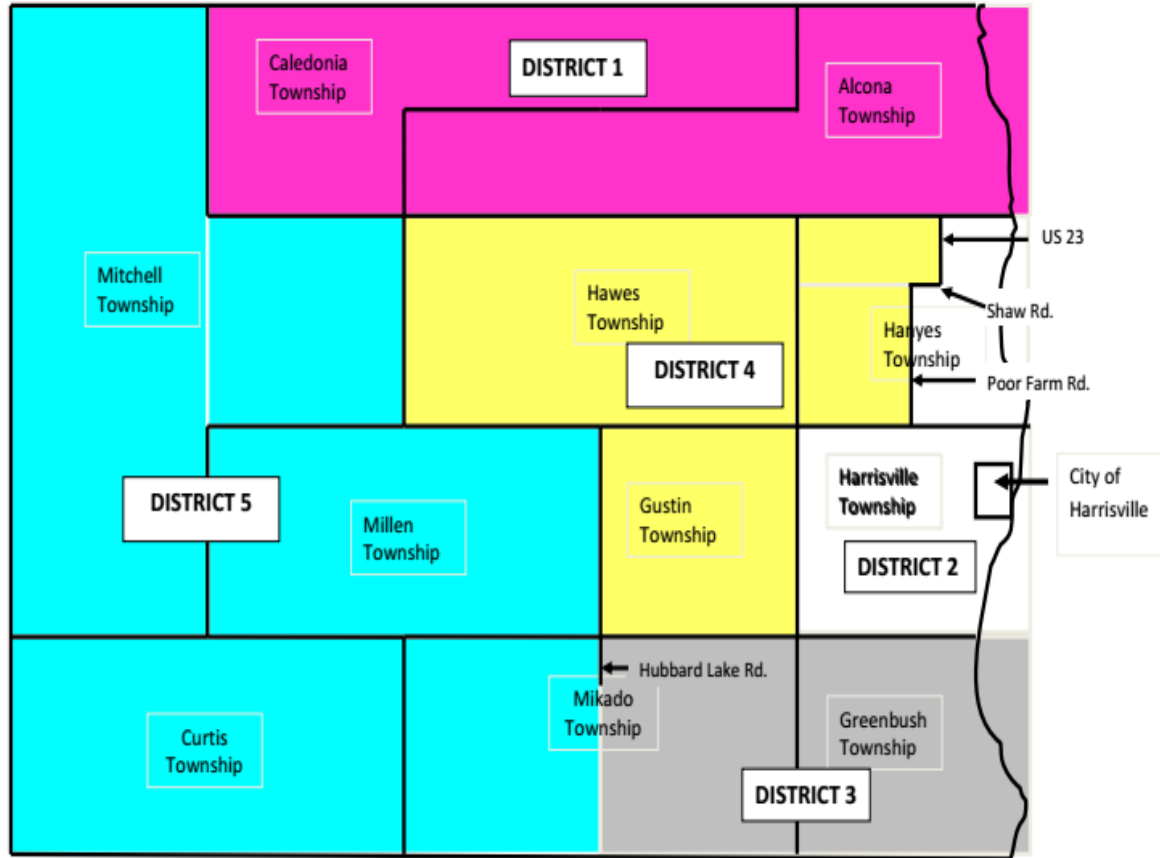
2020 ASSESSED - BOARD OF REVIEW			
UNIT	REAL	PERSONAL	TOTAL
ALCONA	110,230,800	3,996,600	114,227,400
CALEDONIA	128,063,200	6,300,700	134,363,900
CURTIS	62,444,400	5,652,300	68,096,700
GREENBUSH	111,649,000	2,187,000	113,836,000
GUSTIN	36,970,300	4,689,100	41,659,400
HARRISVILLE	78,637,700	3,391,700	82,029,400
HAWES	80,637,800	3,016,300	83,654,100
HAYNES	62,914,100	1,534,300	64,448,400
MIKADO	33,030,600	1,757,500	34,788,100
MILLEN	29,837,900	931,500	30,769,400
MITCHELL	75,730,100	3,546,300	79,276,400
CITY OF HARRISVILLE	18,049,800	735,400	18,785,200
COUNTY TOTAL	828,195,700	37,738,700	865,934,400

2020 COUNTY EQUALIZED VALUE			
UNIT	REAL	PERSONAL	TOTAL
ALCONA	110,230,800	3,996,600	114,227,400
CALEDONIA	128,063,200	6,300,700	134,363,900
CURTIS	62,444,400	5,652,300	68,096,700
GREENBUSH	111,649,000	2,187,000	113,836,000
GUSTIN	36,970,300	4,689,100	41,659,400
HARRISVILLE	78,637,700	3,391,700	82,029,400
HAWES	80,637,800	3,016,300	83,654,100
HAYNES	62,914,100	1,534,300	64,448,400
MIKADO	33,030,600	1,757,500	34,788,100
MILLEN	29,837,900	931,500	30,769,400
MITCHELL	75,730,100	3,546,300	79,276,400
CITY OF HARRISVILLE	18,049,800	735,400	18,785,200
COUNTY TOTAL	828,195,700	37,738,700	865,934,400

**2020 ALCONA COUNTY MAP OF
EQUALIZATION TOTALS BY COMMISSIONER DISTRICTS**

% OF TOTAL TAXABLE VALUE

% OF TOTAL C.E.V.



ALCONA	106,177,524	13.67%
CALEDONIA	118,131,441	15.21%
CURTIS	64,343,586	8.28%
GREENBUSH	101,970,389	13.13%
GUSTIN	38,257,171	4.93%
HARRISVILLE	73,772,744	9.50%
HAWES	76,797,314	9.89%
HAYNES	55,543,383	7.15%
MIKADO	30,629,379	3.94%
MILLEN	25,681,129	3.31%
MITCHELL	68,052,249	8.76%
CITY/HARRISVI	17,307,344	2.23%
TOTAL	\$776,663,653	

ALCONA	114,227,400	13.19%
CALEDONIA	134,363,900	15.52%
CURTIS	68,096,700	7.86%
GREENBUSH	113,836,000	13.15%
GUSTIN	41,659,400	4.81%
HARRISVILLE	82,029,400	9.47%
HAWES	83,654,100	9.66%
HAYNES	64,448,400	7.44%
MIKADO	34,788,100	4.02%
MILLEN	30,769,400	3.55%
MITCHELL	79,276,400	9.16%
CITY/HARRISVI	18,785,200	2.17%
TOTAL	865,934,400	

DISTRICT 1 DANIEL GAUTHIER
 DISTRICT 2 CRAIG JOHNSTON
 DISTRICT 5 GARY WNUK

DISTRICT 3 CAROLYN BRUMMUND
 DISTRICT 4 ADAM BREGE